The under	signed.	legal	owner(s)	of the	proper	ty situa	e in	Baltimore	County	and v	vhich is
described in th	e descri	ption	and plat	attache	d hereto	and n	.de a	part here	of, hercb	y petiti	on for a
Special Hearing	under	Section	n 500.7 o	f the B	altimore	County	Zonir	ig Regulat	ions, to	determi	ine whe
ther or not the	Zoning	Com	missioner	and/or	Deputy	Zoning	Com	missioner	should a	pprove	
_			_	_	_ `	J				• •	

A non-conforming use for a Tavern

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): Theresa B. Jones (Type or Print Name) (Type or Print Name) XTheresa B. City and State Attorney for Petitioner: 6800 Rolling Mill Rd. 285 - 1132 (Type or Print Name) Baltimore, Maryland 21224

Name, address and phone number of legal owner, contract purchaser or representative to be contacted Attorney's Telephone No.: > CORDERED By The Zoning Commissioner of Baltimore County, this ___30th_____ day

October 19.84, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that pro, ty be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of December , 19.84, at 10:45 o'clock

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 30th Cay of October, 1984.

Petitioner Theresa B. Jones Petitioner's

Attorney

Zoning Commissioner Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY

ZONING PLANS



PETITION AND SITE PLAN

EVALUATION COMMENTS MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

000

Nicholas B. Commodari

Bureau of Engineering Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention Health Department Project Planning Building Department

Board of Education

Industrial Development

Zoning Administration

Ms. Theresa Jones 6800 Rolling Mill Road Baltimore, Maryland 21224

December 20, 1984

RE: Item No. 107 - Case No. 85-175-SPH Petitioner - Theresa B. Jones

Special Hearing Petition

Dear Ms. Jones:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approtateness of the zoning action requested, but to assure regard to the development plans or problems with this case. The Director of Planning may file a written as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be filing on the hearing file. This petition was accepted for hearing scheduled accordingly.

Very truly yours,

Mcholas B. Commoder lice. NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:bsc Enclosures

cc: Frank S. Lee 1277 Neighbors Avenue Baltimore, Md. 21237 BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zonina Commissioner Date___December_19_1984____ Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 85-175-SpH & 85-182-SpH

William K. Hellmann

Hal Kassoff

November 14, 1984

Re: ZAC Meeting of 10-30-84

Property Owner: Theresa B.

Location: NE/Cor. Rolling

Mill Road and North Point

Existing Zoning: M.H.-IM

Proposed Zoning: Special

Hearing to approve a non-

conforming use for a Tavern

ITEM: #107.

Blvd. Route 151

Acres: 0.30 District: 15th

In view of the subject of these petitions, this office offers no comment.

NEG:JGH:bjs

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

November 26, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #107 (1984-1985) Property Owner: Theresa B. Jones N/E cor. Rolling Mill Rd. & North Point Blvd. Acres: 0.30 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

General Comments:

Since no public facilities are involved, this office has no comment,

JAM: EAM: PMO:ss

Mr. A. Jablon

November 14, 1984

_ _ _

of State Highway Administration Type "A" concrete curb along the State Highway Administration Right-of-Way line to eliminate a by-pass of the signalization intersection and the access of North Point Blvd. eliminated.

> Very truly yours, Charle En

Charles Lee, Chief Bureau of Engineering Access Permits

CL:GW:maw

Attachment

By: Ceorge Wittman

cc: Mr. J. Ogle

On review of the submittal of 10-12-84 and field inspection, the State Highway Administration offers the following comments.

Attention: Mr. N. Commodari

Maryland Department of Transportation

Mr. Arnold Jablon

Dear Mr. Jablon:

Zoning Commissioner

County Office Building

Towson, Maryland 21204

If the site is approved as a non-conforming use, all existing access by way of North Point Blvd. can remain unchanged.

However, if the non-conforming use for the tavern is not approved, the State Highway Administration will require construction

> My telephone number is (301) 659-1350 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

EX. USC - TAX ELLI Fritzen Colonia, - Samera EX TOBAC-MHTTI MEDIT TORONG - SAME, WITH IN HER CONTROLL THE 100 ALEX OF HOT - O-BONG & Arek of bully - 2053, 1 Sc FT

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

PAUL H REINCKE

November 7, 1984

Mr. Arnold Jablon Zoning Commissioner Office of Flanning and Zoning Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman 2oning Plans Advisory Committee

RE: Property Owner: Theresa B. Jones

Location: NE/Cor. Rolling Mill Road and North Point Blvd.

Item No.: 107 Gentlemen:

Zoning Agenda: Meeting of 10/30/84

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments relow marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at

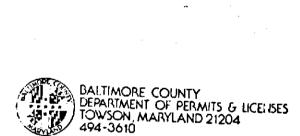
EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Slonge Milligand REVIEWER: At 1 Selly 1/4/19 Approved:

Planding Group

Special Inspection Division Fire Prevention Bureau



November 5, 1984

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item #107 Zoning Advisory Committee Meeting are as follows:

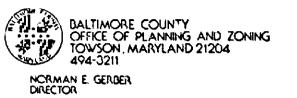
Property Owner: Theresa B. Jones
Location: NE/Cor. Rolling Mill Road and North Point Blvd.
Existing Zoning: M.H.-IM Proposed Zoning: Special Hearing to approve a non-conforming use for a Tavern

15th.

All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other appli-

- E. A building/_____permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group.of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code,
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- Comments 103.1 as amended in Bill 4-82 appears to be applicable in this case. The applicant should request a Fire Department Inspection to determine that no hazards to the public exist.
- These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

Mark 8. Sumber Charles E. Burnham, Chief



Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

11/19/84

Re: Zoning Advisory Meeting of 10/30/84 Item # 107 Property Owner: Therese B. Jones
Location: MElcar. Rolling Mill Rd. +
North Paint Blud.

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

X)There are no site planning factors requiring comment.

)A County Review Group Meeting is required.)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory. The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.)Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

Eugene A. Bober Chief, Current Planning and Developmen

RE: PETITION FOR SPECIAL HEARING NE Corner of Rolling Mill Rd. and North Point Blvd. (6800 Rolling Mill Rd.), 15th Dist.

OF BALTIMORE COUNTY

THERESA B. JONES, Petitioner

or final Order.

: Case No. 85-175-SPH

: BEFORE THE ZONING COMMISSIONER

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices of hearing dates or other proceedings in this matter should be sent as well as of the passage of any preliminary

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zumerman Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 14th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Theresa B. Jones, 6800 Rolling Mill Road, Baltimore, MD 21224, Petitioner.

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

November 19, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> -ZAC- October 30, 1984 Item No. 107 Property Owner: Theresa B. Jones N.E./Cor. Rolling Mill Road and North Point Boulevard Location: Existing Zoning M.H.-IM Proposed Zoning Special Hearing to approve a non-conforming use for a

Acres: District:

Dear Mr. Jablon;

This site plan should be revised to show this conditions as they exist in the field.

Traffic Engineering Assoc. II

MSF/com

November 29, 190

Ms. Theresa B. Jones 6800 Rolling Mill Road Baltimore, Maryland 21224

> NOTICE OF HEARING RE: Petition for Special Hearing NE/corner of Rolling Mill Rd. and North Point Blvd. (6800 Rolling Mill Rd.) Theresa B. Jones - Petitioner Case No. 85-175-SPH

TIME: 10:45 a.m. DATE: Monday, December 31, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

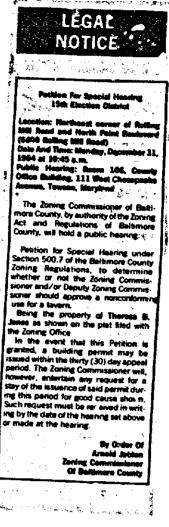
G 102****100b014 \$15#F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

Dundalk, MD., ____ THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, Maryland, appearing on 12/13 . 19 84

> The Baltimore County Journal, a. Jever



60930

CERTIFICATE OF POSTING

85-175-584 12:00 N

Date of Posting 17/7/84 Posted for: Special Hoo ing To approve non-conferming Mis For a Tolera Petitioner: Thorasa B Jones Location of property: NE Cor. Rolling Mill Rd + North Point Blud, 6700 Rolling Mill Rd. , 2/224 Location of Signe on Proporty of Politioner, Facing corner of Relling Mill Rd & N. Pl. Blid, openex 35' From both road ways Number of Signs:

PETITION FOR SPECIAL HEARING

15th Election District

LOCATION:

Northeast corner of Rolling Mill Road and North Point Boulevard (6800 Rolling Mill Road)

DATE AND TIME:

Monday, December 31, 1984 at 10:45 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a nonconforming use for a tavern.

Being the property of Theresa B. Jones the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

LOCATION. Northeast corner of Rolling Mill Road and North Point Boulevard (6800 Rolling Mill Road)
DATE AND TIME: Monday, December 21, 1985 at 10:45 PUBLIC HEARING: Room

will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown Such request must be received in writing by the date of the hearing set above or made at the hearing.

the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Dec. 13.

CERTIFICATE OF PUBLICATION

THIS 12 TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing or December 13, 19 84

THE JEFFERSONIAN,

Cost of Advertising 2200

BEFORE THE ZONING COMMISSIONER

IN RE: PETITION FOR SPECIAL HEARING * NE/corner of Rolling Mill Road and North Point Boulevard * (6800 Rolling Mill Road) -15th Election District

OF BALTIMORE COUNTY

Theresa B. Jones,

Case No. 85-175-SPH

Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * *

The Petitioiner herein requests a determination from the Zoning Commisioner as to whether a nonconforming use exists for a tavern, as more particularly described on Petitioner's Exhibit 1.

James Jones, the Petitioner's son, and Frank Lee, a registered professional surveyor, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned M.H.-I.M., is located on North Point Boulevard and Rolling Mill Road. The surrounding area is heavily industrial and commercial. The Petitioner and her family have operated a tavern on this site since 1913 and without interruption since 1933. Time out from the business occurred only as a result of prohibition.

Mr. Jones testified that his family has owned and operated the tavern all of those years and that there has never been any abandonment. Mr. Lee, who has / lived in the area and has been familiar with the tavern since the 1940's, confirms Mr. Jones' testimony. Although there was serving of food on the premises one time, which stopped seven or eight years ago, it was merely a service for the patrons of the tavern and not a primary use.

The Petitioner seeks relief pursuant to Sections 104.1 and 500.7, Baltimore County Zoning Regulations (BCZR).

The uncontroverted testimony, which was amply supported, conclusively indicated that the property has been used continuously and without interruption as BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

December 26, 1984

Ms. Theresa B. Jones 6800 Rolling Mill Road Baltimore, Maryland 21224

RE: Petition for Special Hearing
NR/cor. Rolling Mill Road and North Point
Blvd. (6800 Rolling Mill Road)
Theresa B. Jones - Petitioner
Case No. 85-175-SPH

Dear Ms. Jones:

This is to advise you that \$48.25 is due for advertising and posting

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMCRE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DLD JABLON ig Commissioner

a tavern since 1933. This constitutes a legal nonconforming use. After due consideration of the testimony and evidence presented, it is clear that a nonconforming use does exist.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Inerefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, day of January, 1985, that the Petition for Special Hearing for a nonconforming use for a tavern be and is hereby GRANTED from and after the date of this Order.

AJ/srl

cc: Mrs. Theresa B. Jones People's Counsel

RECEIVE

FILIN

FOR

FRANK S. LEE Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237 October \$2, 1984

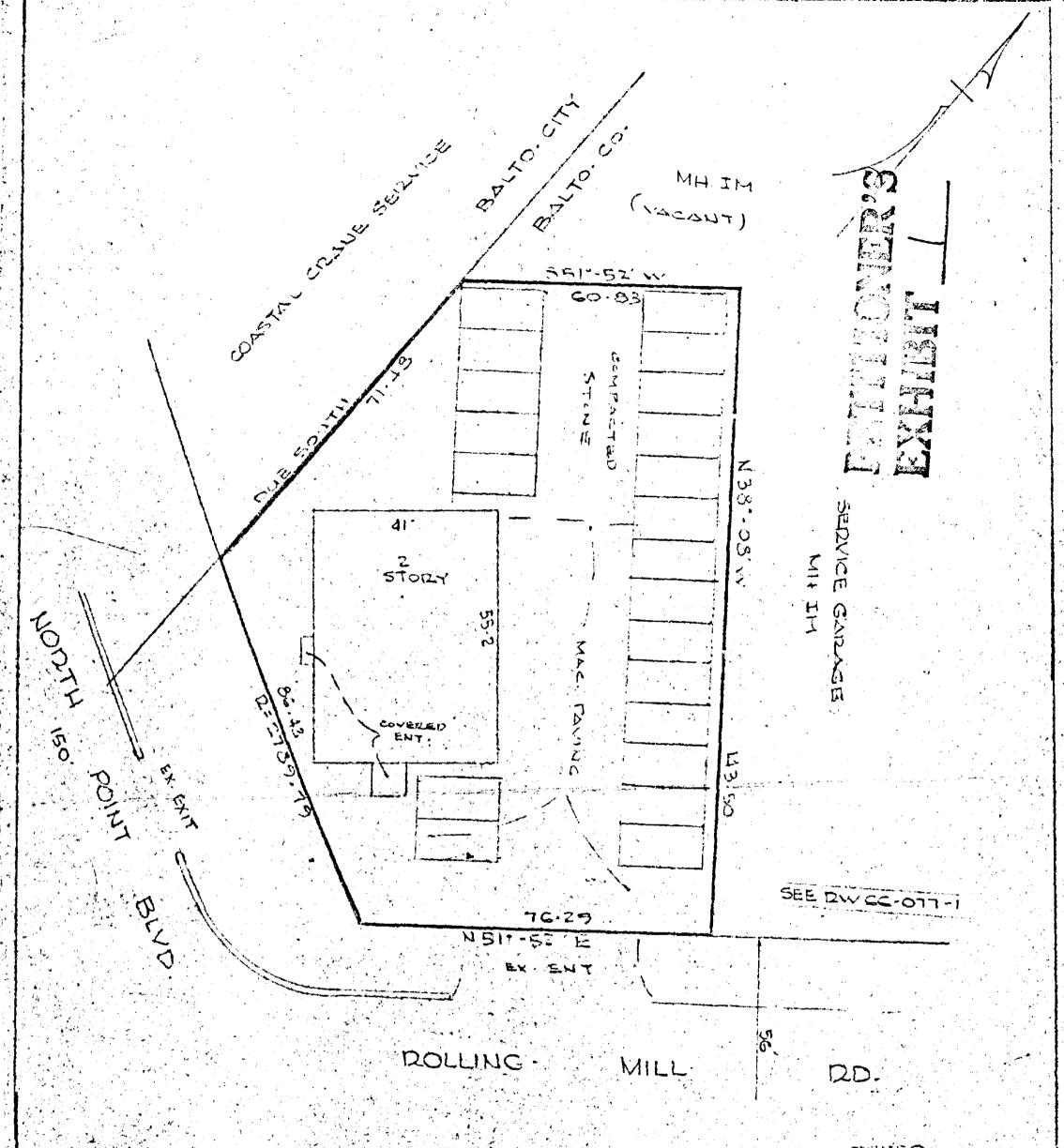
Jones Tavern 6800 Rolling Mill Road 15th District Baltimore County, Maryland

Beginning for the same at the intersection formed by the north side of Rolling Mill Road with the east side of North Point Blvd., thence running and binding on the north side of Rolling Mill Road North 51 degrees 52 minutes East 76.29 feet, thence leaving Rolling Mill Road for three lines of division as follows: North 38 degrees 08 minutes West 143.50 feet, South 51 degrees 52 minutes West 60.83 feet to the Baltimore City, Baltimore County Boundary Line, thence on said Boundary Line Due South 71.48 feet to the east side of North Point Blvd., and thence binding on said east side by a line curving to the left with a radius of 2789.79 feet for a distance of 86.43 feet to the place of beginning.

Containing 0.30 acres of land more or less.



BUREAU OF ENGINEERING - BALTIMORE COUNTY, MD.



EX. USE - TAVERN PROP. USE - SAME EX. ZONING - MH JM PROP. ZONING - SAME, WITH A NON CONFORMING USE AREA OF LOT - 0.30AC t. AREA OF BLOG- 2263.2 SG FT OVNER
THERESAB JONES
6500 COLLING MILL 12D.
BALTIMORE, MD. 21224.
285-1132

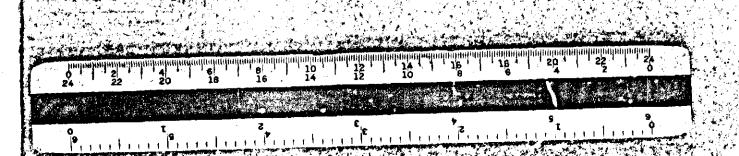
JONES TAVEIZU

ETH DISTIZICT BALTIMORE CO, MARYLAND

Scale 1220'

DATE 10-12-84

#10



The state of the s

PRANK & LEE

1277 NEICHBORS AVE

BALTIMORE MD. 21217

687 : 6722

